

Kansas City 64154

ZIP code · MO · Missouri > Platte County > Kansas City

SELLER'S MARKET

\$391K

MEDIAN SALE PRICE

64

SALES (12 MO)

\$423K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

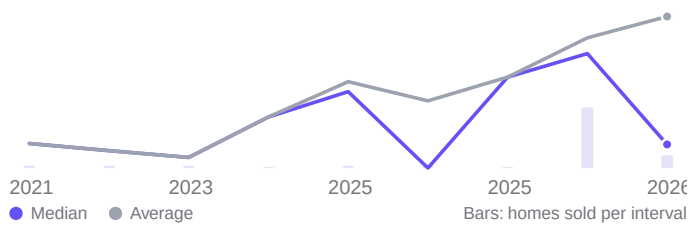
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

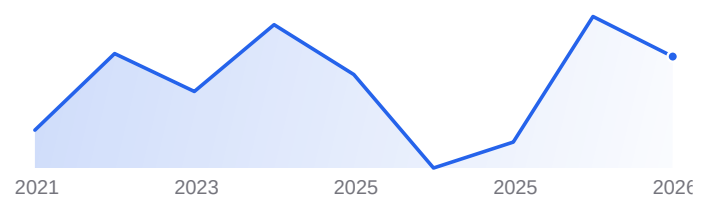
Sale prices

Median \$224K · Average \$542K



Price per square foot

\$187/ft²



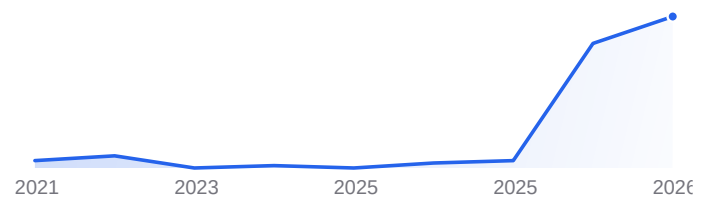
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

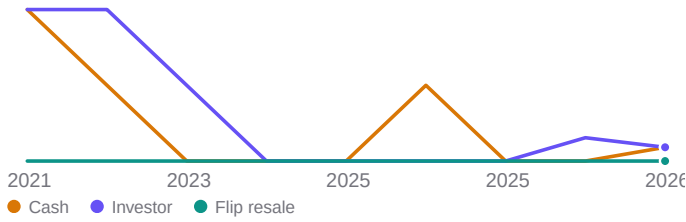
1.8%



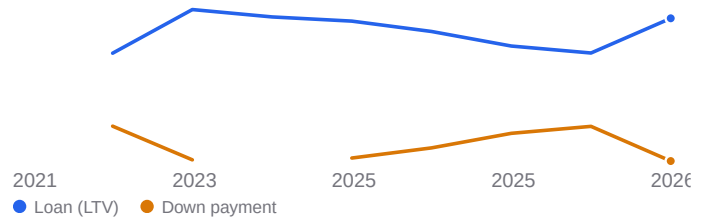
BUYERS & OUTCOMES

Buyer mix

Cash 9.1% · Investor 9.1% · Flip resale 0%

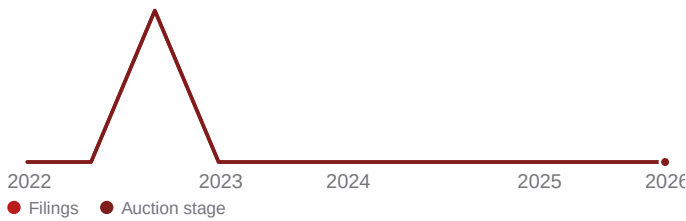


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,516
Median value (AVM)	\$423K
Median size	1,674 ft²
Median bedrooms	3
Median year built	2005
Single family	85%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	2.9%
Owner occupied	87%
Company owned	18%
Median loan-to-value	58%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	13,398
Density	1,040 / mi²
Median household income	\$98K
Average household income	\$121K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	26
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	7.3%
Unemployment	1.1%
Average temp	54°F
Annual precip	39 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.